

For Registration  
Fredrick Smith  
Register of Deeds  
Mecklenburg County, NC  
Electronically Recorded  
2022 May 16 10:34 AM RE Excise Tax: \$ 1340.00  
Book: 37341 Page: 337 - 338 Fee: \$ 26.00  
Instrument Number: 2022074156

*Fredrick Smith*

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 1,340.00

Parcel Identifier No. 21733704 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: The Nixon Firm, PLLC, 403 Gilead Road Suite K, Huntersville, NC 28078

This instrument was prepared by: The Nixon Firm, PLLC, 403 Gilead Road Suite K, Huntersville, NC 28078

Brief description for the Index: LOT 227, PH 2, REGENCY AT THE PALISADES

THIS DEED made this 13th day of May, 2022, by and between

#### GRANTOR

Frederick M. Mercer and spouse,  
Janet E. Mercer  
120 Nynnehl Trail  
Venure, TN 37885

note as N/A per (NCGS 105-317.2)

#### GRANTEE

Kris Williams-Falcon  
Property Address:  
17221 Coves Edge Lane  
Charlotte, NC 28278

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of Charlotte, Township, Mecklenburg County, North Carolina and more particularly described as follows:

BEING known and designated as all of Lot 227 of REGENCY AT THE PALISADES, PALISADES TRACT 2, Phase 2, Map 3, as shown on map thereof recorded in the Mecklenburg County Public Registry in Map Book 61, Page 227, reference to which is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 35658 page 588.  
All or a portion of the property herein conveyed X includes or        does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 61 page 227.

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TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

All valid and enforceable restrictions, easements, and conditions of record and ad valorem taxes for the current year and following years, not yet due and payable.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

\_\_\_\_\_  
(Entity Name)

By: \_\_\_\_\_

Print/Type Name & Title: \_\_\_\_\_

By: \_\_\_\_\_

Print/Type Name & Title: \_\_\_\_\_

By: \_\_\_\_\_

Print/Type Name & Title: \_\_\_\_\_

State of North Carolina - County or City of Mecklenburg

I, the undersigned Notary Public of the County or City of Union and State aforesaid, certify that  
Frederick M. Mercer and wife, Janet E. Mercer personally appeared before me this day and acknowledged the due  
execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 13th day of  
May, 20 22.

My Commission Expires: April 17, 2025  
(Affix Seal)

**CHRISTOPHER NIXON**  
NOTARY PUBLIC  
Union County, North Carolina

Christopher Nixon \_\_\_\_\_ Notary Public  
Notary's Printed or Typed Name

State of North Carolina - County or City of Mecklenburg

I, the undersigned Notary Public of the County or City of Union and State aforesaid, certify that  
personally appeared before me this day and acknowledged the due  
execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 13th day of  
20.

My Commission Expires: April 17, 2025  
(Affix Seal)

Christopher Nixon \_\_\_\_\_ Notary Public  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that  
personally came before me this day and acknowledged that  
he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or  
corporation/limited liability company/general partnership/limited partnership (strike through the  
inapplicable), and that by authority duly given and as the act of such entity, \_\_\_\_\_ he signed the foregoing instrument in its name on its  
behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.  
\_\_\_\_\_

My Commission Expires: \_\_\_\_\_  
(Affix Seal)

Notary Public  
Notary's Printed or Typed Name